

(4) That in the event of any default in any covenant of this Deed of Trust or of any of the Notes secured hereby, provided Borrower is given thirty (30) days' written notice of any such default and has not proceeded to cure same, or in the event a receiver or trustee is appointed for the property of Borrower, or of a major portion of its property, either in bankruptcy or in equity, or in case the Borrower executes a Deed of Trust of its property for the benefit of creditors, then the whole loan with interest shall, at the option of the holder of any particular Note, be and become due and payable, and interest shall run from such time at the rate of seven per cent (7%) per annum.

(5) That in the event of sale as aforesaid, then immediately upon the first insertion of the advertisement or notice of sale there shall be and become due and owing by Borrower to Trustees, all expenses incident to said advertisement or notice, all court costs, and all expenses incident to the proceedings under this Deed of Trust, and a commission on the total amount of the loan, principal and interest, then due, equal to one-half of five per cent (5%) of such then unpaid balance, and the holders of the Notes shall not be required to receive the principal and interest only of said loan in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs and commissions.

(6) That should Borrower fail or neglect to pay any taxes, assessments, public and other dues or charges which may be levied or assessed on the said property or on the loan and interest, when due, the holders of the Notes may make such payments, and such sum or sums so paid shall be added to the principal of the loan, interest to run thereon at the rate of seven per cent (7%) per annum.

(7) That should all or any part of the said property be condemned or taken through eminent domain proceedings, all of